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Pamela Mills

TOWN ATTORNEY
Tom Brooke



MAYOR
Charles Seaford

TOWN COUNCIL
Don Bringle
Arthur Heggins
Brandon Linn
Rodney Phillips
Steve Stroud

**CHINA GROVE PLANNING BOARD MEETING
ELECTRONIC MEETING
Minutes of Regular Meeting
Tuesday, February 9, 2021**

The China Grove Planning Board met electronically on Tuesday, February 9, 2021 at 7:00 PM at the China Grove Town Hall, 333 North Main Street, China Grove, North Carolina.

Planning Board Members Virtually Present: David Morton, Chairman
Butch Bivens, Vice Chairman
Brie Bivens-Hager
Jason Higgins

Planning Board Members Absent: Rodney Phillips
Natalie Morgan
Jason Hinson

Staff Virtually Present: Pamela Mills, Town Clerk
Franklin Gover, Assistant Town Manager

Visitors Virtually Present: Jamey Basinger, Chuck McDaries

Roll Call and Recognition of Quorum

There being no quorum, Chairman Morton called the informational meeting to order at 7:00 PM.

Public Comment

None

2020-SP-02; Pearl's Pawn Shop Major Site Plan

Franklin Gover stated the applicant is proposing a new 3,600 sq ft commercial structure for a pawn shop land use. He stated the property is located in the 1600 block of North Main Street and currently contains a single-family dwelling. He stated the property is a total of 2.94 acres and a minor subdivision will be required prior to permitting to separate uses. He stated the operational area is a little below 1 acre at .87 acres. He stated the parcel is within the towns Highway Business district which allows SIC 59 Miscellaneous retail uses up to 15,000 sq ft by right. He stated the building is oriented parallel to the primary street with the primary entrance in the front. He stated the proposed façade meets the minimum design requirements for commercial buildings. He stated the proposed structure is brick on exterior elevations visible from the streets and metal in the rear. He stated the design shows 16.33 ft of windows and doors and meets the minimum requirements of 40% windows and doors ratio. He stated the dumpster is located behind the building and an enclosure is proposed. He stated the parking lot is located to the side

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of the building and is asphalt. He stated a concrete pad is located at the rear of the building as a loading area. He stated the design shows 12 spaces including the ADA parking space. He stated the driveway shows a 24 ft width. He stated the sidewalk is proposed in the right of way. He stated he is still talking with NCDOT about the placement of the sidewalk. He stated giving the speeds on US 29 and NCDOT not allowing curb and gutter in 55 mph sections, the sidewalk may not be permitted. He stated he asked the applicant to pull the building forward based on our infield development rules. He stated ground mounted HVAC equipment will be screened with Type B screening. He stated a 15 ft buffer of Type A and Type C screening is required between all residential uses. He stated the Sidden residence is approximately 230 ft to the rear of the dumpster enclosure and Leyland Cyprus trees and Holly shrubs are proposed as a buffer. He stated the existing single-family dwelling will also be screened with Leyland Cyprus trees. He stated the Holly shrubs will screen the perimeter of the parking lot. He stated Red Maple trees are proposed to meet the minimum requirement of a canopy tree within 60 ft of every parking space. He stated this parcel is located in the General Commercial future Land Use category. He stated this request aligns with the Land Use Plan. He stated the new US 29 Plan mentions the parking placement and recommends parking to be on the side of structures. He stated adjoining properties received public hearing letters on January 28th and advertisement ran January 28th and February 2nd.

Chairman Morton opened the public hearing.

Jamey Basinger – 545 Pleasant Village Lane, China Grove, NC 28023

Mr. Basinger stated he designed this site plan for Mr. McDaries and is here to answer any questions the Board has.

Chuck McDaries – 2075 Shuping Mill Road, Rockwell, NC 28138

Mr. McDaries stated he looks forward to getting started on this project. He stated Mr. Gover asked him to pull the building forward and have the parking on the side. He stated he would like to have the building further back with parking in the front for safety reasons. He stated being a Pawn Shop and dealing with guns, ammunition and cash he would like to see the customers come in and out. He stated another reason he would like the building to be further back is the traffic on US 29. He stated if NCDOT would decide to widening US 29 the highway would be even closer. He stated he originally wanted an all-metal building but the ordinance requires brick. He stated the cost of the brick material vs metal is substantial.

Chairman Morton asked originally how much further back was the building. Mr. Basinger stated the original site plan showed the building 97 ft from the property line. He stated this would be approximately 118 ft off the edge of the road. He stated currently the building is 59 ft off the property line and 80 ft from the edge of the road. He stated the original site plan also showed parking in the front of the building with parking facing the road and the building.

Chairman Morton stated he could see where the sidewalks would be appropriate behind the right of way. He stated he would encourage NCDOT to allow the sidewalk since pedestrians walk the side of US 29 anyways. Mr. Gover stated he has had discussion with NCDOT several times and is waiting on a response.

Chairman Morton recessed the public hearing until Thursday, February 11th, 2021 at 7:00 PM to allow for the 24-hour written public comment requirement.

David Morton
Chairman

Pamela L. Mills, CMC
Town Clerk

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